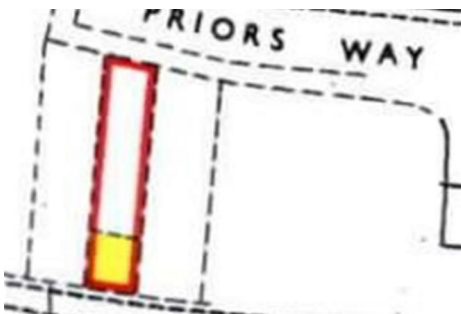




## 8 Priors Way , Rosehill, NE28 7BY

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

GREAT FIRST BUY • SOUTH FACING REAR GARDEN • DRIVEWAY PARKING • FREEHOLD

TWO DOUBLE BEDROOMS • PART OF BUILDERS PART EXCHANGE SCHEME • .

HADRIAN ROAD METRO STATION 0.9 MILES • WALLSEND CHURCH OF ENGLAND SCHOOL 0.6 MILES

Asking Price £135,000



- Great First Buy
- Driveway Parking
- Part of Builder Part Exchange Scheme

#### Entrance

4'0" x 3'1" (1.21 x 0.95)

UPVc door into entrance porch.

#### Living Room

18'1" x 11'9" (5.52 x 3.59)

UPVc double glazed bow window, radiator, decorative coving and stairs to first floor.

#### Kitchen

8'7" x 11'9" (2.62 x 3.59)

UPVc double glazed window, and door to the rear garden, radiator, part tiled walls and tiled flooring. Fitted with floor and wall units, counters and sink, gas hob, extractor hood and an electric oven. Plumbed for washing machine.

#### Stairs to First Floor

Landing leading to...

#### Bedroom 1

8'9" x 11'9" (2.66 x 3.59)

UPVc double glazed window, radiator and panelling to wall.

#### Bedroom 2

10'0" x 11'9" (3.04 x 3.59)

UPVc double glazed window, radiator and cupboard.

- Southerly Rear Garden
- Two Double Bedrooms
- Energy Rating D

#### Bathroom

4'8" x 8'7" (1.41 x 2.61)

UPVc double glazed window, and radiator. Part tiled walls and tiled flooring, fitted with a white suite and a shower over the bath. There is a storage cupboard here too.

#### External

There is a fenced and block paved garden to the rear. It is not overlooked, the Dene is beyond, and it has a southerly aspect. To the front, there is a driveway for private parking.

#### Views

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

- Great Views At Rear
- Freehold
- Council Tax Band A

O2- Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

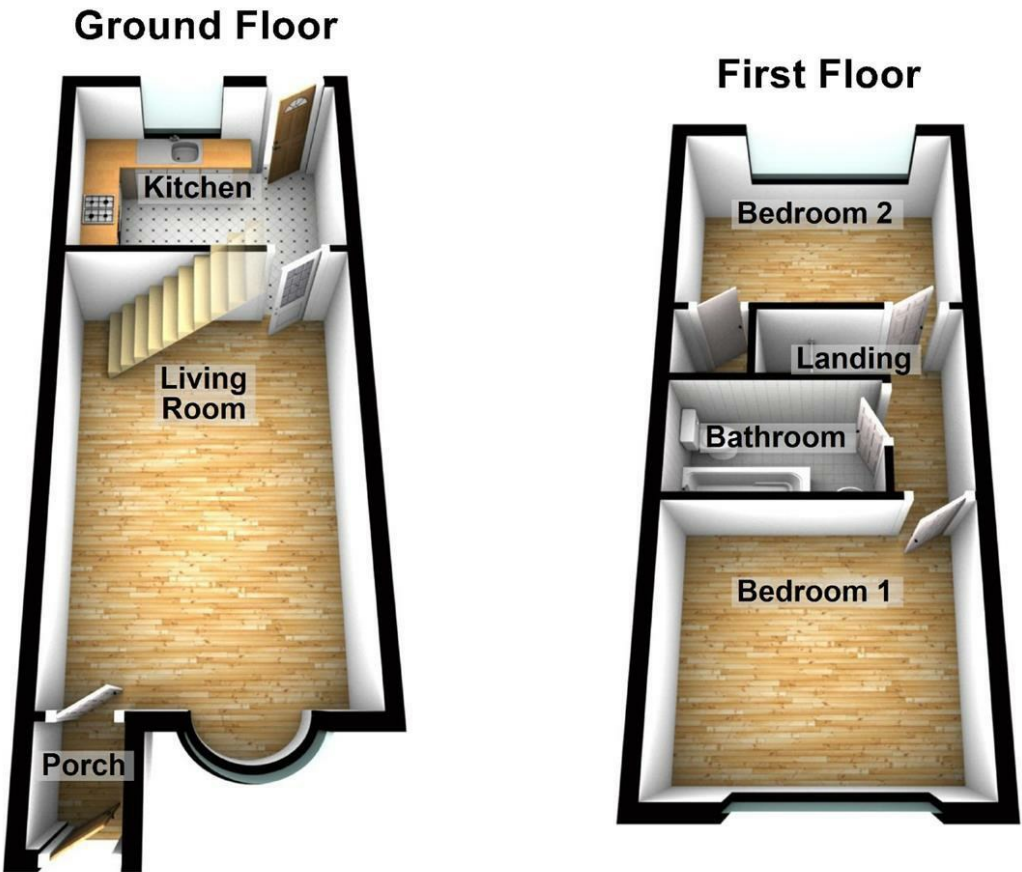
Traditional

This information must be confirmed via your surveyor and legal representative.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

